



PLANNING AND ZONING REGULAR MEETING

Tuesday, September 08, 2026 at 5:30 PM

40 Main St / Formerly: 91 Mill St,
Virgin UT 84779 & Via Zoom

AGENDA

PLEASE CLICK THE LINK BELOW TO JOIN THE ZOOM MEETING:

<https://us06web.zoom.us/j/83332512841?pwd=84k2ssWYltlJfUrkazSKxrXebVSIOQ.1>

Passcode: 693057 | Meeting ID: 833 3251 2841 Or Dial in via Telephone: US +1-669-444-9171

REGULAR MEETING:

- A. CALL TO ORDER/PLEDGE OF ALLEGIANCE**
- B. DECLARATION OF CONFLICTS OF INTEREST**
- C. OPEN FORUM**
Limit 2 minutes per speaker, may talk about anything NOT on the agenda.
- D. COMMISSIONER COMMENTS**

PUBLIC HEARING:

Motion to close the public meeting and open the public hearing

A. ITEMS FOR COMMENT

- 1. An Ordinance Amending Title 16, Chapter 48 of the Virgin Municipal Code to Revise Section 48.06 (Applicability) and Section 48.04 (Location) of the Open Space District to Provide That the Provisions of the Chapter Apply to All Lands Within the District to the Fullest Extent Permitted by Law.
- 2. An Ordinance Amending Subsection C (Scope and Applicability) of Section 16.8.62 of the Virgin Municipal Code to Provide for Concurrent Review of Grading Permit Applications With Associated Development Approvals, to Authorize Exploratory Excavation for Geotechnical and Other Studies Required to Support Development Applications.
- 3. An Ordinance Amending Chapter 16.8 of the Virgin Municipal Code ("VMC") by Adding a Definition of Accessory Structure to VMC §16.2.12 and by Adding §16.8.60 (Accessory Structures), Establishing Standards for the Construction, Placement, Size, and Use of Accessory Structures in All Zoning Districts; and Providing for Related Matters.

PUBLIC MEETING:

Motion to close the public hearing and open the public meeting

A. DISCUSSION AND POSSIBLE MOTION AND VOTE FOR ITEMS 1 - 6

- 1. Discussion and possible vote on a Sign Permit Application submitted by The Riv.
- 2. Discussion and possible vote on a Sign Permit Application submitted by Zion Adventure Company.
- 3. Discussion and possible recommendation of an ordinance amending subsection C (Scope and Applicability) of section 16.8.62 of the Virgin Municipal Code to provide for concurrent review of grading permit applications with associated development approvals, to authorize exploratory excavation for geotechnical and other studies required to support development applications.
- 4. Discussion and possible recommendation of an ordinance amending Title 16, Chapter 48 of the Virgin Municipal Code to revise section 48.06 (Applicability) and section 48.08

(Location) of the Open Space District to provide that the provisions of the chapter apply to all lands within the district to the fullest extent permitted by law.

5. Discussion and possible recommendation of the Zoning Amendment Procedures Ordinance.
6. Discussion and possible recommendation of the Virgin Town Accessory Structures Ordinance.

ADJOURN MEETING

Motion to adjourn public meeting

Public comments for public hearing items may be made at the meeting in person or submitted one day prior to the meeting. Clerk@virgin.utah.gov. In compliance with the ADA, individuals needing special accommodations (including auxiliary communication aids and services) during this meeting should notify the virgin town clerk at 435-635-4695, at least 24 hours in advance.